



website: petermanae.com
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3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 16-0447

LEGAL DESCRIPTION
for
Marcella Nye

Situated in the Village of Carey, County of Wyandot, State of Ohio, and being a part of "The Villas By The Lake" as platted in Cabinet A, Slide #681 and the First Amendment To: "The Villas By The Lake" in part of the NE1/4 of Section 20, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a concrete monument found marking the southerly most corner of said "The Villas By The Lake";

thence along the southwesterly line of said "The Villas By The Lake" N41°11'16"W a distance of 46.00 feet to an iron pin set;

thence at right angles N48°48'44"E a distance of 4.00 feet to an iron pin set and being the Principal Point of Beginning of the tract of land to be herein described;

thence from the above described Principal Point of Beginning, being parallel with and 4.00 feet right angle dimension northeast of the southwesterly line of said "The Villas By The Lake" N41°11'16"W a distance of 57.00 feet to an iron pin set;

thence N31°42'39"E a distance of 73.34 feet to an iron pin set;

thence S53°13'49"E a distance of 92.00 feet to an iron pin set marking the P.C. of a curve segment to the right;

thence along a curve segment to the right with a central angle of 01°40'12", a radius of 234.00 feet and a length of curve of 6.82 feet, the chord of said curve segment bearing S52°23'43"E a distance of 6.82 feet to an iron pin set marking the end of said curve segment;

thence S33°57'32"W a distance of 50.30 feet to an iron pin set;

thence S85°14'19"W a distance of 52.20 feet to the Principal Point of Beginning and containing 0.166 acres of land, more or less, subject however to all prior easements of record.

Less and Except the following:

Situated in the Village of Carey, County of Wyandot, State of Ohio a tract of land described as follows:

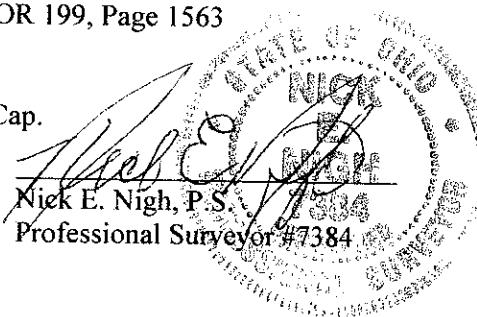
Being Parcel Number One (1) of The Villas By The Lake in the Village of Carey, Wyandot County, Ohio as recorded at 9:25 am on July 26, 2005 and found in Cabinet A, Slide #681 of the Plat Records of the Wyandot County, Ohio Recorder, containing 0.045 acres of land, more or less, and leaving after said exception, 0.121 acres of land, more or less.

NOTE: The bearings in this legal description are based upon the an assumed meridian and are used only for the purpose of describing angular measurements.

Wyandot County Deed Reference: Waters Edge, LLC, OR 199, Page 1563

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: 01-04-2018



MAP CHECK #1 - INPUT COURSES

| FROM | BEARING/ANGLE | DISTANCE | TO | NORTH | EAST | ELEV |
|---------------|---------------|------------|----|---------------|--------------|---------|
| NW | 41 11'16" | 57.000 | | 1000.0000 | 1000.0000 | |
| NE | 31 42'39" | 73.340 | | 1042.8957 | 962.4639 | |
| SE | 53 13'49" | 92.000 | | 1105.2869 | 1001.0138 | |
| | | | | 1050.2157 | 1074.7102 | |
| PC | CHORD BRG | LENGTH | PT | NORTH | EAST | ELEV |
| SE | 52 23'43" | 6.819 | | 1046.0545 | 1080.1127 | |
| | DELTA | ARC | RP | NORTH | EAST | ELEV |
| | 01 40'11" | 6.819 | | 862.7709 | 934.6372 | |
| | RADIAL PC*RP | RADIUS | | RADIAL RP*PT | DEG OF CURVE | MID ORD |
| SW | 36 46'12" | 234.000 | NE | 38 26'23" | 24 29'07" | .02 |
| TANGENT PC*PI | | TAN LENGTH | | TANGENT PI*PT | EXTERNAL | |
| SE | 53 13'48" | 3.410 | SE | 51 33'37" | .0248 | |
| FROM | BEARING/ANGLE | DISTANCE | TO | NORTH | EAST | ELEV |
| SW | 33 57'32" | 50.300 | | 1004.3337 | 1052.0152 | |
| SW | 85 14'19" | 52.200 | | 1000.0008 | 999.9953 | |
| CLOSURE: | SE 80 20'24" | .005 | | 1000.0000 | 1000.0000 | |
| | | ERROR: | | .0008 | -.0047 | |

1 PART IN 69565

| PERIMETER | AREA (sq ft) | AREA (acres) |
|-----------|--------------|--------------|
| 331.6643 | 7220.6659 | .1658 |



1-05-2018

REFERENCE SURVEY VOL. C
 PAGE 1678 IN THE TAX MAP OFFICE

"2018"



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Job No. 16-0447-Easement
LEGAL DESCRIPTION
for
Marcella Nye

0.108 Acres

Situated in the Village of Carey, County of Wyandot, State of Ohio, and being a part of "The Villas By The Lake" as platted in Cabinet A, Slide #681 and the First Amendment To: "The Villas By The Lake" in part of the NE1/4 of Section 20, T1S, R13E, a tract of land bounded and described as follows:

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thence along the southwesterly line of said "The Villas By The Lake" N41°11'16"W a distance of 46.00 feet to an iron pin set;

thence at right angles N48°48'44"E a distance of 4.00 feet to an iron pin set;

thence parallel with and 4.00 feet right angle dimension northeast of the southwesterly line of said "The Villas By The Lake" N41°11'16"W a distance of 57.00 feet to an iron pin set;

thence N31°42'39"E a distance of 73.34 feet to an iron pin set and being the Principal Point of Beginning of the easement area to be herein described;

thence from the above described Principal Point of Beginning N36°46'11"E a distance of 36.00 feet;

thence at right angles S53°13'49"E a distance of 92.00 feet to the P.C. of a curve segment to the right;

thence along a curve segment to the right with a central angle of 09°01'01", a radius of 270.00 feet and a length of curve of 42.49 feet, the chord of said curve segment bearing S48°43'18"E a distance of 42.45 feet to the westerly right of way line of West Street (60' R/W) and marking the end of said curve segment;

thence along said westerly right of way line S48°48'11"W a distance of 36.06 feet;

REFERENCE SURVEY VOL.

PAGE 1678 IN THE TAX MAP OFFICE

"2018" EASEMENT (0.108A)

thence along a curve segment to the left with a central angle of $08^{\circ}33'08''$, a radius of 234.00 feet and a length of curve of 34.93 feet, the chord of said curve segment bearing $N48^{\circ}57'14''W$ a distance of 34.90 feet to the P.T. of said curve segment;

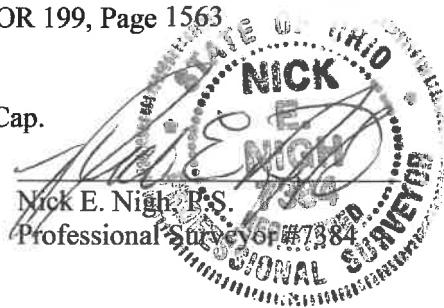
thence $N53^{\circ}13'49''W$ a distance of 92.00 feet to the Principal Point of Beginning and containing 0.108 acres of land, more or less, subject however to all prior easements of record.

NOTE: The bearings in this legal description are based upon the an assumed meridian and are used only for the purpose of describing angular measurements.

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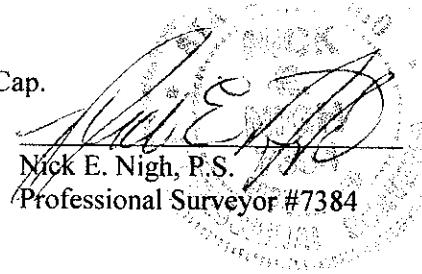
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Nick E. Nigh, P.S.
Professional Surveyor #7384